

MINUTES
TOWN OF GORHAM PLANNING BOARD
November 27, 2017

PRESENT: Chairman Harvey Mr. Zimmerman
 Mrs. Rasmussen Mr. Dailey
 Mr. Farmer Mrs. Harris
 Mr. Hoover

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Dailey made a motion to approve the October 23, 2017, minutes as presented. Mr. Zimmerman seconded the motion, which carried unanimously.

MISCELLANEOUS:

The Town of Gorham Town Board is asking the Planning Board to reconsider Jon Bagley's application to rezone property located at 4733 South Street in the Town of Gorham identified as Tax Map NO. 144.10-2-59.000 and property owned by Daniel Green located at 4735 South Street contiguous and to the south of the property 4733 South Street in the Town of Gorham, identified as Tax Map No. 144.10-2-58.000 from Hamlet Commercial (HC) to Hamlet Residential (HR). Mr. Bagley's proposal is to convert the Baptist Church building into 4 apartments.

Jon Bagley was present and explained where he is proposing the parking for 4 apartments. He owns property across the street from 4733 South Street. He presented his plan for the parking to the board. He does not want them to park in the public parking on the street and will enforce this in their lease. He suggested that signs be put up on South Street with a time limit for the parking. He will put signs in the parking area for his apartments designating apartment 1, 2, 3, & 4. There will be two extra parking spaces for guests.

Chairman Harvey asked if the parking area is going to be striped.

Mr. Bagley stated that if the board wants it to be striped he will stripe it but is more concerned with the signage.

Mrs. Harris questioned what happens in the winter when it snows and the parking area needs to be plowed.

Mr. Bagley stated that he has found that the best time to plow is around 9:30. He will go early in the morning and do a swoop so that they can get out for the day and then go and do where the cars were parked around 9:30 after

everyone has left. If there still is a car there he will ask them to move it so he can plow. There is plenty of room to move the snow to.

Mr. Farmer questioned if there would be enough parking spaces if a family had more than one car.

Chairman Harvey stated that the regulations state there needs to be 1 ½ parking spaces per unit.

Mr. Farmer stated that if there is room for up to 9 parking spaces maybe that is how many he should put in.

Chairman Harvey stated that when Jon and he had a conversation with Mr. Lightfoote, Town Supervisor one of the things that was brought up was with the increase in parking issues in the downtown area would the town consider writing a local law to put time limits on the downtown public parking and give the flexibility to grant overnight permits when extraordinary circumstances come up.

Mrs. Rasmussen asked if there was any way to pull the curb cut that is in front of 4733 South St. over to make another parking space on South Street.

Mr. Bagley stated that this was discussed with the County and they did not seem in favor of doing this. If the County was in favor of making another space he would do it.

Chairman Harvey stated that this is something that the board can recommend back to the Town Board to look into with the County.

Chairman Harvey stated that he would like to see the parking area painted and signed so that there is no question on who is allowed to park there.

Mr. Hoover stated that he thinks it is nice to see the building being used again.

Chairman Harvey stated that the building looks nicer now than the 32 years that he has lived here.

Mr. Zimmerman stated that after looking at the plan it appears the parking spaces are big enough to fit a motorcycle. He doesn't understand how you can get 7 vehicles in 30 feet.

The size of the parking area was discussed. The parking area needs to meet the code. There needs to be six spaces designated for 4 apartments. There also needs to be parking spaces for the existing uses. Mr. Bagley will need to come back for Special Use Permit and present a formal site plan at that time addressing the parking area.

Mrs. Rasmussen stated that she would be happy if the Town could encourage the County to pull the curb further back to provide an additional parking space on South Street.

Mrs. Rasmussen made a motion recommending to the Town Board to approve the re-zoning of Mr. Bagley's property at 4733 South Street and Mr. Green's property at 4735 South Street from Hamlet Commercial (HC) to Hamlet Residential (HR) with the following conditions: 1. There shall be at least 6 designated parking spaces off site. 2. The Planning Board recommends that the Town Board work with the County to try to gain one more parking space on South Street. 3. The Planning Board recommends that the Town Board considers instituting a local law to create a two hour time limit on the municipal parking lot and the on street parking in the Hamlet Commercial District. Mr. Hoover seconded the motion, which carried unanimously.

The December regular meeting was scheduled for December 18, 2017.

Mrs. Rasmussen was appointed by the Planning Board to become the Vice Chairman of the Planning Board.

Mr. Dailey made a motion to adjourn the meeting at 8:03. Mr. Hoover seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary